



Ingatestone and Fryerning Parish Council

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**MINUTES OF PLANNING MEETING
HELD 5th APRIL 2018
VENUE : Ingatestone Library, High Street, Ingatestone**

PRESENT	Cllrs	D Abrey	P Davey	L Day	P Poston	K Sutton (part)
ABSENT	Cllr	J Winter				

1	APOLOGIES were received and accepted from Cllr Winter			
2	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST Cllr Sutton declared an interest in planning application 18/00272/FUL – Ingatestone & Fryerning Tennis Club, 9 High Street, Ingatestone			
3	PUBLIC PARTICIPATION 9 members of the public were present (applications 18/00389/OUT and 18/00272/FUL)			
4	MINUTES OF THE PREVIOUS MEETING (22/03/18) were agreed as a correct record subject to change of date and signed by the Chairman Cllr D Abrey			
5	MATTERS ARISING FOR REPORT (but not for resolution) there were no matters arising			
6	PLANNING APPLICATION DECISIONS			
	Reference	Address	BBC Recommend	Parish Council
	17/01934/FUL	Fryerning Hall Barn, Blackmore Road	APPLICATION APPROVED	OBJECTION
	18/00170/FUL	Littlecote, Avenue Road	APPLICATION APPROVED	NO OBJECTION
	18/00180/FUL	11 Trueloves Grange	APPLICATION REFUSED	OBJECTION
7	PLANS			
	Reference	Address	Notes	Parish Council
	18/00389/OUT	Parklands, Rookwood, Magdalen, Longmeads, The Leylands And Woodfield 1 – 6 Woodfield Cottages South East of High Street	Outline application for residential development comprising of 140 dwellings, community facilities comprising of Class A1 shops and/or Class D1 non residential institutions with associated garages, parking spaces and private amenity areas, public open space, childrens play equipment, estate roads, footpaths landscaping etc. (appearance, landscaping layout and scale reserved matters) (Amended Proposal)	Recommend OBJECTION* to Full Council 05/04/18
	2 copy letters from residents objecting to the planning application had been received			
	*The Parish Council has given detailed consideration to the revised application to construct 140 properties on Green Belt land in our parish. The Council very strongly OBJECTS to this proposal for a number of reasons as follows:-			

1) This proposal represents inappropriate development in the Metropolitan Green Belt and Special Landscape Area and by definition will be harmful. The proposal will materially detract from its openness and represents an encroachment of development into the countryside. As a result it will conflict with policies GB1 and GB2 of the BBC Replacement Local Plan (2005), those contained in the National Planning Framework (2012) as well as Green Belt Policy within the emerging Draft Local Plan all of which set out protect the Green Belt from inappropriate development of this sort. The Parish Council do not believe that "very special circumstances" have been demonstrated to justify the damage the development will cause. Recently an application (16/01040/FUL) for the construction of a camping and caravan site on agricultural land very close to the application site was rejected by an Inspector for the very same reasons as stated above. The Parish Council believe these reasons are even more pertinent in this case since significantly more agricultural land will be lost in accommodating 140 properties.

2) Policy GB2 of the Local Plan makes it clear that any new development needs to preserve and enhance the local landscape. The construction of 140 properties will seriously compromise the Special Landscape area and reduce the attractive open views across open farmland to the Wid valley and beyond from the Northern end of the village. The proposal does not satisfy the requirements of section GB22 which states that developments should not result in the loss of the best and most versatile agricultural land. The land in question is of good quality and is currently successfully used for arable farming.

3) A development of this size will result in a greater need for the sustainability of the area to match the potential increased pressure that the development will cause. The 2015 Borough Strategic Growth Options Consultation Executive Summary makes reference to quality of life and community infrastructure. The statement makes it clear that education, healthcare, transport, community facilities such as parking and green infrastructure need to be considered. These things will be impacted by a development of this magnitude in an area which in many instances is already at breaking point.

4) The Village Design Statement, produced by the people of Ingatestone and not by the Parish Council as suggested in the applicants Planning Statement, makes it clear that the people of the village do not support the release of Green Belt land adjacent to the village and that they believe that the existing village envelope should be maintained. The development proposed is therefore at odds with the views of local residents. Indeed a parish wide survey carried out by the Parish Council in November 2016 showed that 80% of respondents considered that the preservation of the Green Belt surrounding the village was important and this reinforces the earlier VDS conclusions.

5) This Proposal is a perfect example of "blurring" of village boundaries. Any village needs green open spaces to define its beginning and end. Developing this site will be an example of how to destroy Ingatestone's village character and its rural approach from the South. It would decrease the separation between the village and Margaretting and increase urban sprawl.

6) The proposed new access road from the B1002 into the development site would result in a traffic hazard. The sight line looking North is poor. Traffic travels fast at this point and there is a potential for accidents occurring at what would become a very busy junction. Additional traffic movements generated by this development would result in further significant highway congestion within the High Street particularly during peak periods.

7) In January 2015 BBC carried out a Strategic Growth Options Consultation exercise and a list of suggested sites was attached as Appendix 1. This list included the application site but it was made clear that these sites were suggested to the Borough Council for consideration and not what the Council was proposing at that stage. The Parish Council responded to this consultation and after due consideration of these proposed sites the Borough produced a list

	<p>of their proposed housing sites in January 2016. Significantly the application site was not included in this list. The Parish Council believe that was, and still is the right decision.</p> <p>The Parish Council believe this proposed development will have a significant detrimental impact on the Green Belt, visual amenity, environmental quality, and highways and would not be welcomed by the majority of our residents. For the above reasons we request that the application be REFUSED.</p>		
	<p>Cllr Sutton declared an interest in the following application 18/00272/FUL and took no part in the discussion or vote.</p>		
	18/00272/FUL	Ingatstone & Fryerning Tennis Club 9 High Street	Installation of 12 x 6.7m high lighting columns, 16 luminaires and a control unit to provide floodlighting for tennis courts to extend the current playing and coaching use into evenings until 10pm
	<p>OBJECTION*</p>		
	<p>4 copy letters from residents objecting to the planning application had been received <i>*The proposal will have a detrimental impact on the residents of Pine Drive, Ingleton House and The Hoppet all of which back on to the tennis courts. In the case of Pine Drive whose houses are only 8 metres away from the boundary to the tennis courts this will result in significant light pollution due to a lack of screening and will reduce the residents' enjoyment of their properties and gardens.</i> <i>No other examples of floodlit tennis courts in such close proximity to houses and gardens exist with the Brentwood Borough area.</i> <i>Therefore the Parish Council believes the application should be refused.</i></p>		
	<p>Cllr Sutton left the meeting at 10.35 a.m.</p>		
	18/00412/FUL	Maltings Cottage 172 High Street	Construction of detached garage/games room
	<p>OBJECTION*</p>		
	<p><i>*The proposed first floor extension over the approved garage development creates a stand alone structure that appears out of proportion and not in keeping with the street scene.</i></p>		
	18/00424/FUL	2 Fryerning Lane	Change of use of garages into a one bedroom flat
	<p>OBJECTION*</p>		
	<p><i>*The Parish Council are concerned that there is no provision for parking.</i></p>		
	18/00422/FUL	First Floor Flat, 86 High Street	Proposed loft extension with two cottage style dormers to rear with hipped roofs
	<p>NO OBJECTION</p>		
8	<p>CORRESPONDENCE</p> <ul style="list-style-type: none"> • Incursion into green belt, Little Hyde Lane. E-mail sent 15/02/18 to the Borough Council's Enforcement Officer requesting an up-date and reply dated 18/02/18. • E-mail sent 01/02/18 to Borough Council Planning Department re damage to grass verge in Little Hyde Lane –<i>awaiting a reply</i> • Appeal Decision – Rose Cottage, Ivy Barn Lane, Mill Green, Ingatstone, CM4 0PS - <i>noted</i> • Planning Portal News 26/02/18 – “Rabb announces changes for permitted rural development” - <i>noted</i> 		
9	<p>BBC STRATEGIC GROWTH OPTIONS</p> <ul style="list-style-type: none"> • Draft Local Plan - nothing to report 		
10	<p>LOCAL LISTING E-mail sent 22/02/18 to the Principal Design & Conservation Officer requesting an update on this matter.</p>		
11	<p>PARKING – nothing to report</p>		
12	<p>BELL MEAD – work on the footpath is proceeding</p>		
13	<p>NEIGHBOURHOOD PLAN – nothing to report as Cllr Winter was away.</p>		

14	OTHER INFORMATION POINTS (not for resolution) <ul style="list-style-type: none">• State of greensward in Little Hyde Lane
15	NEXT MEETING DATE: 19th April 2018 at 9.30am, Ingatestone Library, High Street, Ingatestone